

PLANNING COMMISSION MINUTES
AUGUST 5, 1997

Present: Chairman Dean Jolley, Vice-Chairman Lois Williams, Mark Green, Dick Dresher, Ken Cutler, Dean Thurgood, City Council Representative Sam Fowler, City Attorney Rusty Mahan, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: City Engineer Jack Balling.

Dean Jolley welcomed all those present and introduced the Planning Commission Members. Dick Dresher made a motion to approve the minutes for July 15, 1997 with the correction of two typing errors. Ken Cutler seconded the motion and voting was unanimous.

Conditional Use Permits

1. Public hearing to consider granting a conditional use permit for a temporary sales trailer at 699 E. Highland Oaks Drive, Kerry Bodily, applicant.

Kerry Bodily, applicant, was present. Mr. Bodily explained that he was not aware that he was required to have a permit for the use of this trailer. The trailer has been leased for a four month period and will be used for the next two months. The trailer is only used for storage, sales literature and displaying of maps. This is not used for a sales office and there are no utilities hooked up to the trailer.

Blaine Gehring mentioned that there isn't any problem with the use of this trailer and recommends granting a conditional use permit with the following conditions:

1. A detailed site plan be submitted along with a building permit application for placement of the trailer to insure its compliance with all zoning and building codes.
2. If the trailer should become occupied for more than 4 hours per day, that Mr. Bodily submit a site plan showing how additional off street parking will be provided on a temporary basis to be reviewed and approved by the Planning Director and City Engineer.

The Public Hearing was opened for anyone with questions or concerns. There was no one present so the Public Hearing was closed.

Ken Cutler made a motion to grant the conditional use permit for a temporary storage trailer at 699 E. Highland Oaks Drive subject to the conditions from Staff. Dean Thurgood seconded the motion and voting was unanimous.

Site Plans

1. Consider final site plan approval for Orchard Pointe Center at 2200 South Orchard Drive, Orchard Pointe LC, developers.

Paul Hatch, representing Orchard Pointe LC, was present. Blaine Gehring explained that the developer submitted a revised drawing showing one building, an access off Orchard Drive and only one access off 2200 South. The parking lots were combined to allow for complete flow of traffic in and out. The revised preliminary site plan received approval from the City Council on July 16, 1997. The revised plan was submitted and reviewed by staff and sent back for some minor corrections to the drainage. The corrections have been made and Staff is recommending that a recommendation for final approval be sent to the City Council with the following conditions and the addition of item #7.

1. Provide a 7ft. utility easement along 2200 South and Orchard Drive and any easements which may be required by the Power Department.
2. Pay a storm detention fee of \$2,100/acre for 1.21 acres+\$2,531.50.
3. Pay water and sewer connection and impact fees at time of permit.
4. Pay the cost for installation of a new fire hydrant:

Fire hydrant	\$1,728
Tap & valve	1,438
Pipe (\$20/ft/)	<u>680</u>
Total	\$3,846
5. Provide a deed to 2200 South Street for all property south of the north line of proposed sidewalk.
6. Compliance with all building codes and city ordinances.
7. Eliminate the four trees on either side of the two drive entrances as shown on the landscaping plan due to potential site vision problems.

Paul Hatch mentioned that after the previous meeting with the Planning Commission he worked with Mr. Gehring to revise the plan to have an access off Orchard Drive. At this time it was also decided to combine the two buildings into one and combine the parking lot. The plans were revised in time to present to the City Council and received their approval.

Mark Green made a motion to recommend to the City Council final site plan approval for Orchard Pointe Center at 2200 South Orchard Drive subject to the conditions by Staff. Sam Fowler seconded the motion and voting unanimous.

Zoning Ordinance Amendments

1. Consider a zone change from R-3-16 to C-G at 2175 S. Main, Bountiful City, owner.

Blaine Gehring explained that the Bountiful/Davis Arts Center has moved to the old Public Safety Building on the City's campus. The City owned property is now vacant. Willey Honda is desirous of expanding their operation and would like to purchase the property and other City owned property east of them. The Arts Center and adjacent property are already zoned commercial. The property to the east needs to be zoned commercial before Willey Honda can use it. All property to the east of the new commercial zone is owned by the City for the cemetery.

Rusty Mahan mentioned that a road (38 feet) between the commercial and existing residential will be left along the north property line and a large parcel of the city owned property between the commercial and residential will exist on the south. If this property is not re-zoned, Willey Honda will not be able to purchase the property and will move the business to another city.

Mark Green made a motion to recommend to the City Council for approval of a zone change from R-3-16 to C-G at 2175 S. Main, Bountiful City owners, as recommended by Staff. Ken Cutler seconded the motion and voting was unanimous.

Blaine Gehring mentioned that Jack Balling is retiring from the City on September 1, 1997 and his last day will be August 15, 1997. There will be a going away reception at City Hall on Wednesday, August 13, 1997 from 12:00 to 2:00 P.M. for those who want to attend.

Lois Williams made a motion for the Planning Commission to express their appreciation to Jack Balling for his many years of service to Bountiful City. Ken Cutler seconded the motion and voting was unanimous.

Meeting adjourned at 7:35 P.M.

